

Flat 4, Piper House The Guards, Folkestone

Guide Price **£210,000**



Flat 4

Piper House The Guards, Folkestone

Guide Price £210,000 - £230,000. Andrew & Co are delighted to bring to the market this lovely two bedroom first floor apartment in Piper House, The Guards, Folkestone. The property is decorated to a very good standard throughout and comes with its own parking space. Call 01303 279955 to view.
Council Tax band: B

Tenure: Leasehold

- Guide Price £210,000 - £230,000
- First Floor Apartment
- Two Bedrooms
- En-Suite & Separate Bathroom
- Open Plan Living Area
- Allocated Parking
- Popular Location
- EPC Rating "B"

COMMUNAL ENTRANCE
Door entry system on ground floor, stairs to first floor landing which leads to this flat.

ENTRANCE HALLWAY
14' 8" x 5' 5" (4.48m x 1.65m)
Internal entrance hall with carpeted floor coverings and two large storage cupboards, radiator and doors to:-

LOUNGE/DINER/LIVING AREA
22' 10" x 14' 9" (6.96m x 4.49m)
Open plan triple aspect room with UPVC double glazed balcony doors to the front of the property, two UPVC double glazed windows to the side with fitted venetian blinds and UPVC double glazed window to the rear with fitted roller blind. Kitchen comprises of high end laminate wood flooring with matching wall and base units, space for washing machine, integrated dishwasher, integrated fridge freezer, integrated fan oven and gas hob with extractor fan, stainless steel sink and cupboard housing combi boiler. Carpeted floor coverings to dining/lounge area and a radiator.

BEDROOM
13' 1" x 9' 11" (3.98m x 3.01m)
UPVC double glazed Juliette patio doors to the front of the property, carpeted floor coverings, radiator and door to:-

EN-SUITE
6' 3" x 4' 8" (1.91m x 1.43m)
Internal en-suite with shower cubical, close coupled w/c, pedestal hand basin, anti-slip flooring and radiator.

BEDROOM
13' 2" x 7' 10" (4.02m x 2.39m)
UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

BATHROOM
7' 11" x 5' 9" (2.42m x 1.75m)
UPVC double glazed frosted window to the front of the property with fitted venetian blind. Bathroom comprises of bath, close coupled w/c, pedestal hand basin, non-slip flooring, radiator and extractor fan.








THE GUARDS



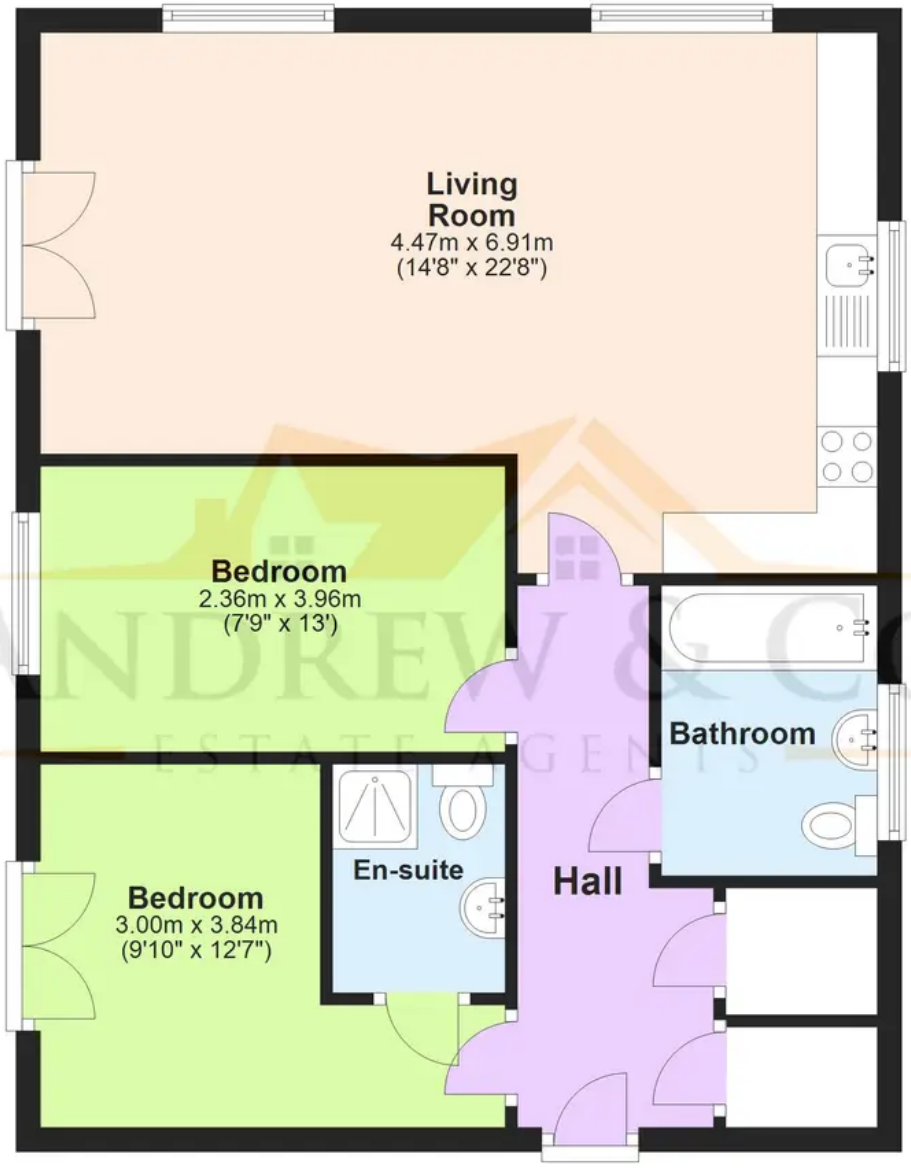




ANDREW & CO
ESTATE AGENTS

Ground Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

ANDREW & CO

ESTATE AGENTS

Andrew & Co Estate Agents - Cheriton/Folkestone

01303 279955

cheriton@andrewandco.co.uk

ANDREW & CO
ESTATE AGENTS